

June 17, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0200

Rock View Homes, Inc.

Matoaca Magisterial District
Grange Hall Elementary, Swift Creek Middle and Clover Hill High School Districts
West line of Otterdale Road

REQUEST: Rezoning from Agricultural (A) and Residential (R-7) to Residential (R-12) with Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A single family residential subdivision with supporting commercial uses is planned. The applicant has agreed to limit the development to a maximum of 314 dwelling units, yielding a density of approximately 2.0 dwelling units per acre.

RECOMMENDATION

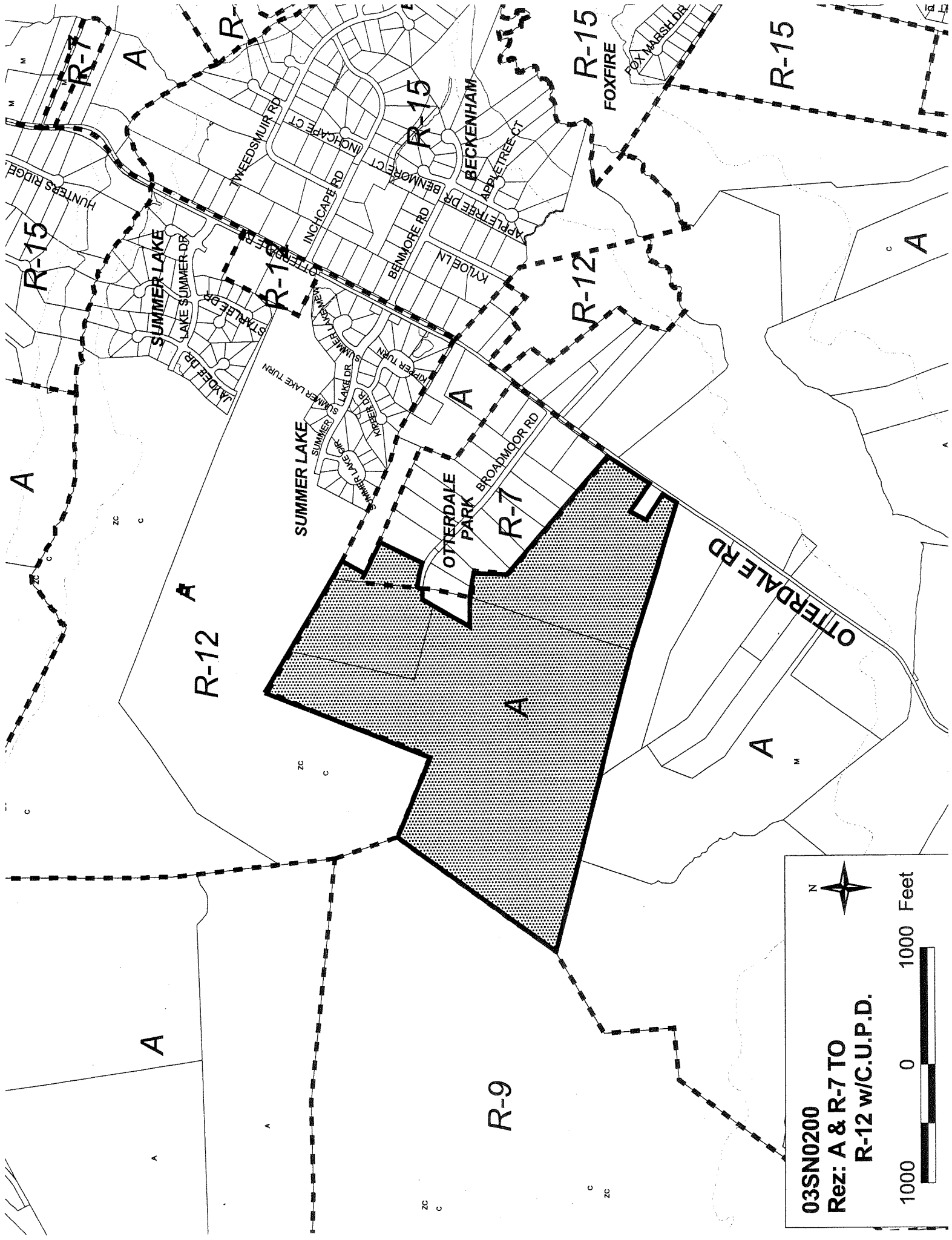
The applicant has requested this case be deferred to the Commission's August 19, 2003, public hearing.

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TEXTUAL STATEMENT

1. The following uses shall be Permitted on the Property:
 - a. uses as permitted in the R-12 zoning district; and
 - b. a maximum of five (5) acres within the development shall be used for such uses as permitted in the Convenience Business (C-1) District, provided that such uses shall conform to the requirements of the Zoning Ordinance for Convenience Business C-1 Districts in Emerging Growth District areas. Density shall not exceed 15,000 gross square feet. Such uses shall be located at one quadrant of the intersection of the East/West Arterial and either a collector or arterial road located within the development, as generally depicted on the Master Plan. In no event shall such uses be located along Otterdale Road. The location of such C-1 uses may be modified provided the parcels are located at one quadrant of the intersection of two (2) arterial roads or arterial and collector roads internal to the development. Any modification shall be submitted to the Planning Department for review and approval. Such plan shall be subject to appeal in accordance with the provisions of the Zoning Ordinance for Site Plan Appeals.
2. The plan entitled "Rock View Homes Re-Zoning, Matoaca District, Chesterfield County, Virginia, Master Plan", by Timmons, dated December 10, 2002, shall be the Master Plan. The location of the East/West Arterial Road and of access points to the Property are conceptual only and shall be approved by the Transportation Department.

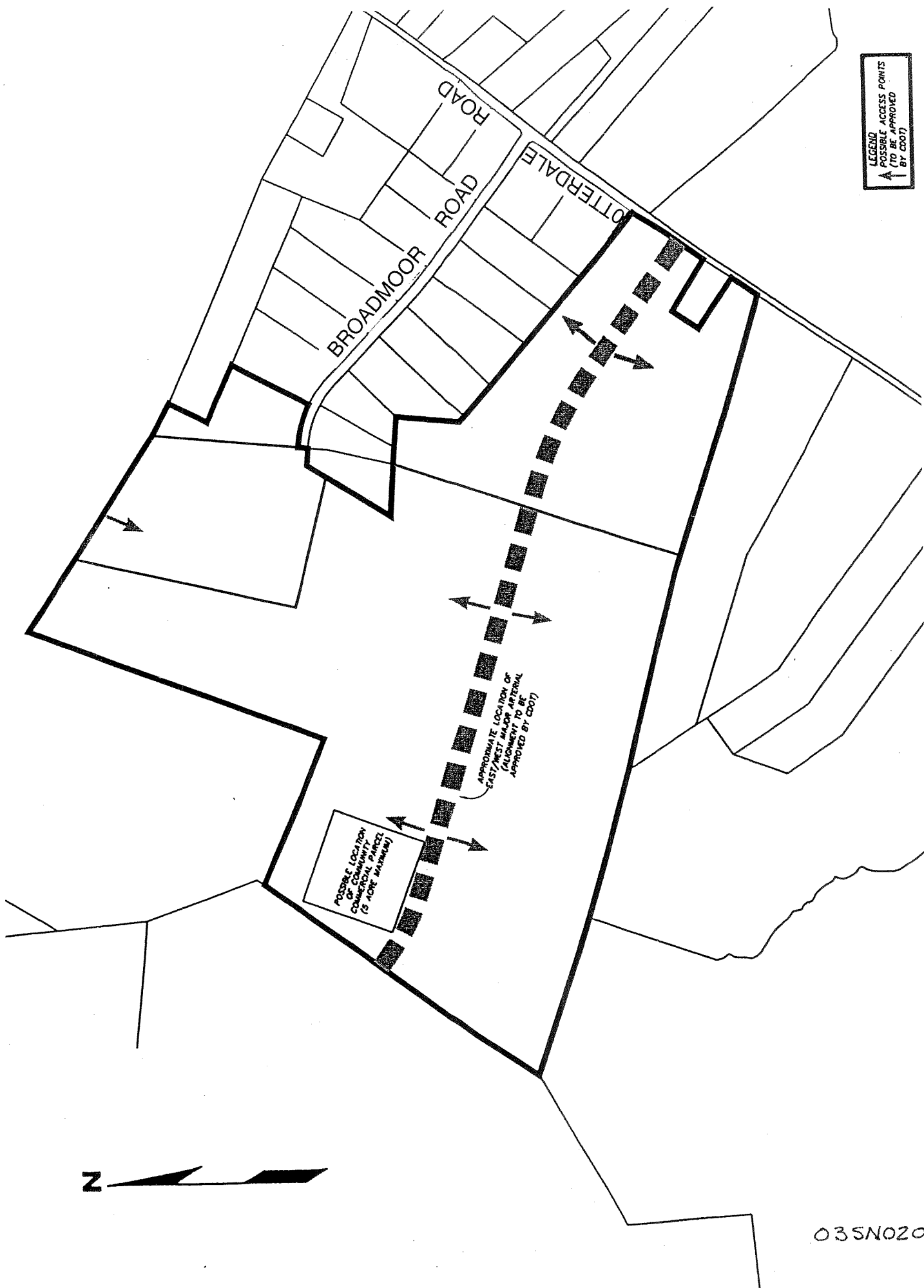


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Rez: A & R-7 TO

R-12 w/C.U.P.D.





LEGEND
POSSIBLE ACCESS POINTS
(TO BE APPROVED
BY CDOT)

035N0200-1